

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

April 13, 2026

**Board of County Commissioners' Assembly Room
J. Fuller Special Magistrate**

Welcome to Pinellas County Code Enforcement Special Magistrate hearings. The Special Magistrate is charged with conducting hearings to determine whether an alleged violation of the County Code has occurred. In order to meet that obligation, all parties, or their representatives, will be allowed an opportunity to be heard on matters relevant to the alleged violation(s). All witnesses offering testimony or presenting evidence will be required to swear or affirm that the testimony they provide is the truth.

The order of presentation will begin with the County presenting their evidence of the alleged violation(s) and then the Respondent shall present his/her case. Both parties shall have an opportunity to cross-examine all witnesses. The Special Magistrate may question any witness.

The Clerk will announce the names of the cases from the agenda. When you hear your case called, please respond by coming to the podium with your representative and/or any witnesses to be sworn in. When addressing the Special Magistrate, please speak clearly into the microphone.

Any person who decides to appeal the decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Record is not provided by Pinellas County.

ORDER OF BUSINESS:

1. Call to Order
2. Administration of Oath to Petitioners / Respondents / Witnesses
3. Cases:
 - a. New Cases
 - b. Rehearings / Reconsiderations
 - c. Petitions
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

9:00 A.M.

ITEM: 01

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-26-00020
OFFICER: B. Hughes
OWNER: Nguyen, Kenny
NOTICE ADDRESS: Nguyen, Kenny
6708 49th Ave N
St. Petersburg, FL 33709-2914
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: Vacant Lot 49th Ave N
(Parcel 06-31-16-00144-001-0140)

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	49 th Ave N (Parcel 06-31-16-00144-001-0140)	Accumulation of trash and debris was present on property to include but not limited to vegetative debris, scrap wood, discarded furniture, fence sections, plastic tubs, and other assorted items on property. Untended growth of vegetative matter was present on property.
138-90 (ZO)	49 th Ave N (Parcel 06-31-16-00144-001-0140)	Using a vacant residential lot as a storage yard to include but not limited to boats, trailers, camper, trucks, lawn equipment, solar panels, pallets, and other miscellaneous items without first obtaining an approved zoning clearance. Installing and/or maintaining a canopy covered structure being occupied on a vacant lot in a residential zone without first obtaining an approved zoning clearance. The placement and/or maintaining of wooden storage containers on a vacant lot in a residential zone

		without first obtaining an approved zoning clearance.
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ITEM: 02

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-26-00019
OFFICER: B. Hughes
OWNER: Johnston, Terry L
NOTICE ADDRESS: Johnston, Terry L
4040 52nd Ave N
St. Petersburg, FL 33714-2231
And
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 4040 52nd Ave N
St. Petersburg, FL 33714-2231

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4040 52 nd Ave N St. Petersburg, FL 33714	Primary structure and storage sheds are in disrepair and poor condition to include but not limited to holes in ceiling, rotted wood, damaged stucco, fallen section of metal roof, and severely dilapidated/collapsed accessory structures.
58-304 (TD)	4040 52 nd Ave N St. Petersburg, FL 33714	An accumulation of trash and debris is present on property to include but not limited to fallen branches/trees/vegetative debris, discarded tarps, appliances, shingles, totes, pallets, dilapidated wooden structure, and similar miscellaneous items. Untended growth of vegetative matter and excessive accumulation of weeds/plant matter was present on property.
138-3703 (ZO)	4040 52 nd Ave N St. Petersburg, FL 33714	Failure to maintain a fence/wall in a state of good repair to include but not limited to chain link fence with broken/missing top rail and concrete wall with missing damaged sections.

ITEM: 03

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-26-00018
OFFICER: B. Hughes
OWNER: Pham, Hong Thi
NOTICE ADDRESS: Pham, Hong Thi
4855 10th Ave N
St. Petersburg, FL 33713-6130
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 6851 49th Ave. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	6851 49 th Ave. N. St. Petersburg, FL 33709	Using a vacant residential lot as a storage yard to include but not limited to boats, trailers, pallets, and other miscellaneous items without first obtaining a zoning clearance.

ITEM: 04

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation
CASE NO: CCM-26-00026
OFFICER: D. Devol
OWNER: Slack, Sara Ann
NOTICE ADDRESS: Slack, Sara Ann
11186 Ridge Rd.
Largo, FL 33778-3720
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 11186 Ridge Rd.
Largo, FL 33778-3720

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11186 Ridge Rd. Largo, FL 33778-3720	Dwelling in deteriorated condition: Exterior walls have staining and diminished paint. Garage door has peeling paint. Areas of the fascia have rotten wood and staining.
58-304 (TD)	11186 Ridge Rd. Largo, FL 33778-3720	The accumulation of discarded plastic containers, household trash, cardboard, plastic trash bags and other miscellaneous items around the front door and porch area. There is also untended overgrowth of vegetative matter, ie. grass and weeds.

ITEM: 05

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle Code Violation(s)
CASE NO: CCM-26-00024
OFFICER: D. Devol
OWNER: Frisco Real Estate Investment LLC
NOTICE ADDRESS: Frisco Real Estate Investment LLC
6552 Preston Rd
Frisco, TX 75034
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 15349 Avalon Ave
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	15349 Avalon Ave Clearwater, FL 33760	Dwelling has defects in need of repair to include but not limited to: a broken garage door, and missing window sill on front window.
58-270 (IV)	15349 Avalon Ave Clearwater, FL 33760	Parking/storing of and inoperable vehicles on the property to include but not limited to: a black Pontiac G6 with no registration tag affixed and a flat tire and a black Chevy Cruz with no registration tag affixed.

ITEM: 06

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-26-00031
OFFICER: D. Devol
OWNER: Belle Haven MHC LLC
NOTICE ADDRESS: Belle Haven MHC LLC
10221 River Rd. Unit 59831
Potomac, MD 20859-7527
And
Corporation Service Company, Registered Agent for
Belle Haven MHC LLC
1201 Hays Street
Tallahassee, FL 33702
and
Wyss, Jon, Manager of
Belle Haven MHC LLC
10221 River Rd
#59831
Potomac, MD 20859
and
Berk, Austin, Authorized Representative and Manager for
Belle Haven MHC LLC
10221 River Rd
#59831
Potomac, MD 20859
and
Rita Marston (Tenant)
27554 US Hwy 19 N
Lot # 20
Clearwater, FL 33761
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 27554 US Hwy 19 N
Lot # 20
Clearwater, FL 33761

VIOLATION(S):

Code Section	Location	Violation
22-296	27554 US Hwy 19 N Lot # 20 Clearwater, FL 33761	Heating system is inoperable and not maintained in good working condition.

22-299 (MH)	27554 US Hwy 19 N Lot # 20 Clearwater, FL 33761	Dwelling in deteriorated condition to include but not limited to flooring and exterior wall under kitchen sink have rotten wood. Water stains on the ceiling indicative of the roof not being watertight. Deteriorated subfloor under the dwelling, Windows do not open and close properly with most windows being screwed shut.
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ITEM: 07

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-26-00032
OFFICER: D. Devol
OWNER: Letourneau, Ernest P
NOTICE ADDRESS: Letourneau, Ernest P
2971 Hickory Dr.
Largo, FL 33770-4235
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 2971 Hickory Dr.
Largo, FL 33770-4235

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	2971 Hickory Dr. Largo, FL 33770-4235	The accumulation of discarded plastic containers and storage type bins, dismantled shed parts, wood/vinyl fence sections and parts, cardboard boxes, plastic pallets, tree limbs, rubbish and other noxious items too numerous to mention scattered throughout the untended overgrowth of grass and weeds.
138-3220 (ZO)	2971 Hickory Dr. Largo, FL 33770-4235	The outdoor storage of items which are not appropriately stored and/or screened from public view on a residentially zoned property to include but not limited to; excessive amounts of firewood, concrete pavers, cinder blocks, storage containers, lawn/yard equipment, metal tubs/containers, and numerous other similar items scattered throughout the property.

ITEM: 08

DEPT: Code Enforcement
 MATTER: Zoning Code Violation(s)
 CASE NO: CCM-26-00029
 OFFICER: B. Hughes
 OWNER: Lao Arts & Cultural Foundation Inc
 NOTICE ADDRESS: Lao Arts & Cultural Foundation Inc
 4090 58th Ave. N
 St. Petersburg, FL 33714-1133
 and
 B. Hughes, Special Magistrate Officer
 Pinellas County Code Enforcement
 631 Chestnut Street
 Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
 VIOLATION ADDRESS: 4090 58th Ave N
 St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
138-179 (ZO)	4090 58 th Ave N St. Petersburg, FL 33714	<p>Failure to adhere to the approved site plan with conditions, WTP-24-00042, to include but not limited to using the property for Community Assembly and its accessory uses (including a cultural center, temple offices, after school care, museum, activity fields, apartment, and storage) prior to completion of the required site plan final approved inspections as required per Board of Adjustment Case number TY2-22-01.</p> <p>The site plan must be fully completed, inspected, and signed off before the property can be used for any type of "Community Assembly".</p>
154-231 (ZO)	4090 58 th Ave N St. Petersburg, FL 33714	Utilizing the right-of-way for parking during special events and in a manner that impedes the public access, restricts vehicular access and sight lines, or poses a risk of damage to public infrastructure, including, but not limited to, the parking or staging of equipment, vehicles, without first having obtained a right-of-way permit. All special event right-of-way permits must be completed and approved with final inspections prior to the event.

ITEM: 09

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-26-00028
OFFICER: D. Devol
OWNER: Wolff, Robert
NOTICE ADDRESS: Wolff, Robert
 105 Hedgehog Lane
 West Simsbury, CT 06092-2107
 and
 D. Devol, Special Magistrate Officer
 Pinellas County Code Enforcement
 631 Chestnut Street
 Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 1034 Winding Oaks Dr
 Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Violation
22-134 (MH)	1034 Winding Oaks Dr Palm Harbor, FL 34684	Missing residential numbering on the front of the house.
22-299 (MH)	1034 Winding Oaks Dr Palm Harbor, FL 34684	Dwelling in deteriorated condition, exterior walls having staining and there is a large crack side of the house exterior wall. Fascia and soffit in disrepair with staining, chipped and peeling paint, detached screens, and areas of rotten wood.
58-304 (TD)	1034 Winding Oaks Dr Palm Harbor, FL 34684	Untended vegetative overgrowth, ie. grass and weeds in the back and side yards.
138-3220	1034 Winding Oaks Dr Palm Harbor, FL 34684	The storing of items not appropriate for outdoor storage & not screened from public view, ie. vehicle batteries and drywall hanging device. Both are present in the driveway and front door areas.